File in Box 12

jcp5:6/25/84

BOOK 6357 PAGE 240

FROM: McDowell Development Corporation

TO: Ellis Jakes

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:

Ellis Jakes
6089 Clarksville Highway
Joelton, Tennessee 37080

Send Tax Bills to:

THIRD NATIONAL MORTGAGE CO.
P. O. BOX 2628
NASHVILLE, TN. 37219

Map-Parcel No.

15:51

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.

Ellis P. Jakes
Affiant

Subscribed and sworn to before me, this the 8th day of August, 1984.

Yolanda Bell
Notary Public

My Comm. Expires: 11-01-87

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by Ellis Jakes, hereinafter referred to as GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, McDowell Development Corporation, a Tennessee corporation, hereinafter referred to as GRANTOR, has bargained and sold, and by these presents does transfer and convey unto GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

[SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under GRANTOR.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed by its duly authorized representative on this the 8th day of August, 1984.

MCDOWELL DEVELOPMENT CORPORATION
a Tennessee Corporation

BY: [signature]

ITS: [signature]

(notices of amounts due under this paragraph and receipts evidencing the timely payment of all such amounts.

STATE OF TENNESSEE)
COUNTY OF)

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Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David S. Gary, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of McDowell Development Corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville Tennessee, this the 8th day of August, 1984.

Edwards Jules
NOTARY PUBLIC

My Commission Expires: 11-01-87

1212 08/10/84 07:50- CHECK

A tract of land in the Second Civil District, Metropolitan Nashville-Davidson County, Tennessee being a part of Parcel (51) on Tax Map 15 and being more particularly described as follows:

Beginning at an existing iron pin on the easterly right of way line of Whites Creek Pike at the common northwesterly corner of the hereindescribed tract and the southwesterly corner of Parcel (52) on Tax Map 15 owned by Mrs. Velma Spain Short in Deed Book 5305, page 474, Register's Office of Davidson County, Tennessee; thence, with the common line between the herein described tract and Short property N 88° 04' 30" E 141.15 feet to an existing iron pin; thence, N 58° 11' 27" E 71.50 feet to an existing iron pin; thence, with a severance line S 4° 08' 38" E 227.85 feet to an iron pin set; thence, N 87° 27' 00" W 222.93 feet to an iron pin set on the easterly right of way of Whites Creek Pike; thence, with the easterly right of way line of Whites Creek Pike, N 2° 33' 00" E 60.52 feet to an iron pin set at the beginning of a curve; thence, with said curve to the left (radius 1,942.77 feet) northeasterly a distance of 114.48 feet to the point of beginning and having a chord bearing and distance of N 00° 51' 43" E 114.460 feet and containing 40,101 square feet or 0.921 of an acre.

Being part of the same property conveyed to McDowell Development Corporation by deed recorded in Book 4510, page 552, Register's Office for Davidson County, Tennessee.

Exceptions to title:

1. Real property taxes for 1984, a lien but not yet due and payable.

I.D. 2276
IDENTIFICATION REFERENCE
AUG 10 11 24 AM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

30000.00- CAMT.
78.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 37.50-
1212A08/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 2 2 7 6

IDENTIF. REFERENCE

AUG 10 11 24 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0060034